

**City of Eau Claire
Plan Commission Minutes
Meeting of January 18, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Larsen, Pederson, Seymour, Weld, Radabaugh
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Ivory, Petrie, Genskow

The meeting was chaired by Mr. Weld.

1. **SITE PLAN (SP-1551) – Sign Plan, The Lismore Hotel**

Mr. Ivory presented a request to approve the placement of a wall sign on the south side of the City parking ramp. This sign request was postponed during the December 14 meeting. The sign code only allows on-premise signs within the downtown area. This sign would be attached to the wall of the City parking ramp, the sign itself would be extending into the hotel property, and would be considered on-premise. In addition, the Public Works Department is proposing to install a P - Public Parking sign, above The Lismore sign to better identify the ramp for the public. This signage will need to be approved by the Council through an agreement between the City and the hotel.

Mr. Weld questioned if the U.S. Bank and the ramp on the north side would be a similar situation. Mr. Ivory stated this would be the case and would be on the U.S. Bank property.

Jason Woody with Pablo Properties LLC, spoke in support of this request. He believed that both signs would better identify the hotel and public parking within the downtown.

Mr. Larsen moved to approve the sign plan with staff conditions, seconded by Mr. Pederson and the motion carried.

2. **SITE PLAN AMENDMENT (SP-1401 Amd) – Sign Plan, 2524 Golf Road**

Mr. Ivory presented a request to amend the master sign plan for a multi-tenant building located at 2524 Golf Road. The sign plan was approved in 2014, with channel letter signs for the first floor tenants and cabinet signs for the second floor tenants. This property is a two-story building, with access from two common entrance doors. The Cherry Berry and Anytime Fitness have their own entrance doors. The applicant would like to have Cherry Berry still centered over the entrance door for their space. The proposed Land Shark sign will be approximately 16 sq. ft. and would be located as close to the common entrance door, near the downspout.

Mr. Larsen asked about the location of the entrance door for the Land Shark tenant. Mr. Ivory stated the doors are to the north of the Cherry Berry door.

Applicant, John Speros, 2412 Golf Road, spoke in support of the amendment. He stated Land Shark is relocating into a tenant space behind the Cherry Berry. He noted it makes sense to have their sign as close to their entrance door as possible to avoid confusion.

Ms. Mitchell moved to approve the amendment with staff recommendations for a sign plan, seconded by Mr. Radabaugh and the motion carried.

3. **SITE PLAN (SP-1601) – Sign Plan, 323 N. Dewey Street**

Mr. Ivory presented a request to approve a master sign plan for a commercial/industrial building located at 323 N. Dewey Street. There is one common entrance to the building on the south side and another entrance on the east side of the building to a warehouse area. The building has a potential for four tenants. Currently, the building has one directory sign located on the south side of the building. The proposed sign would be approximately 64 sq. ft. located on the north side of the building for Servepro. In addition, the owner would like to have the option of placing two signs on the front of the building.

Jay Bearson with Jay's Sign Service, representing the property owner, Jack Kaiser, spoke in support of the sign plan.

Mr. Radabaugh moved to approve the sign plan with the staff recommendations, seconded by Mr. Pederson and the motion carried.

4. **SITE PLAN (SP-1602) – 2820 Mondovi Road, Mini-Warehouse**

Mr. Tufte presented a site plan request to approve a mini-warehouse facility at 2820 Mondovi Road. The existing house is non-conforming use within an industrial zoning, which will need to be subdivided off as a separate lot for the proposed mini-warehouse. The site plan shows a 4,000 sq. ft. building with access to a drive on the north side of the property. A Certified Survey Map for this lot needs to be filed prior to issuance of a building permit for this project.

Applicant, Mark Kalish, 1441 Harding Avenue, spoke in support of the project.

Mr. Larsen moved to approve the site plan with staff conditions, seconded by Ms. Mitchell and the motion carried.

5. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Items

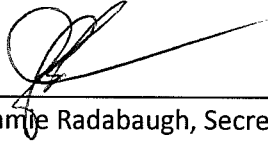
Mr. Tufte noted that the next meeting for the Neighborhood Revitalization Plan is on February 11. On January 14, approximately 48 people attended the first meeting.

C. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of January 4, 2016 were approved.

A handwritten signature in black ink, appearing to read 'Jamie Radabaugh', is written over a horizontal line.

Jamie Radabaugh, Secretary